

047.A

0006

0176.1

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
528,900 / 528,900
528,900 / 528,900
528,900 / 528,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		FRANKLIN ST, ARLINGTON

OWNERSHIP

Owner 1: FANCHER NATHAN THOMAS &	Unit #:	1
Owner 2: FANCHER MICHELE EGAN		
Owner 3:		
Street 1: 176 FRANKLIN STREET UNIT 1		
Street 2:		

Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	Own Occ: Y
Postal: 02474		Type:

PREVIOUS OWNER

Owner 1: LEONARD STEPHEN G -	
Owner 2: -	
Street 1: 176 FRANKLIN STREET	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1923, having primarily

Wood Shingle Exterior and 1490 Square Feet, with 1 Unit, 1

Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

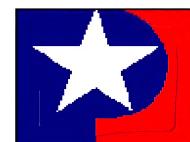
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7379																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	528,900			528,900		315360
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18



USER DEFINED

Prior Id # 1: 33555
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:
CivilDistrict:
Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	528,900	0	.	.	528,900		Year end	12/23/2021
2021	102	FV	513,300	0	.	.	513,300		Year End Roll	12/10/2020
2020	102	FV	505,500	0	.	.	505,500	505,500	Year End Roll	12/18/2019
2019	102	FV	474,400	0	.	.	474,400	474,400	Year End Roll	1/3/2019
2018	102	FV	419,300	0	.	.	419,300	419,300	Year End Roll	12/20/2017
2017	102	FV	382,000	0	.	.	382,000	382,000	Year End Roll	1/3/2017
2016	102	FV	390,800	0	.	.	390,800	390,800	Year End	1/4/2016
2015	102	FV	530,300	0	.	.	530,300	530,300	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEONARD STEPHEN	62949-480		11/19/2013		381,000	No	No	F	

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/27/2019	1951	Redo Bat	23,250	C					7/12/2018	Measured	DGM	D Mann
									3/17/2014	NEW CONDO	PC	PHIL C

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/27/2019	1951	Redo Bat	23,250	C					7/12/2018	Measured	DGM	D Mann
									3/17/2014	NEW CONDO	PC	PHIL C

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/27/2019	1951	Redo Bat	23,250	C					7/12/2018	Measured	DGM	D Mann
									3/17/2014	NEW CONDO	PC	PHIL C

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/27/2019	1951	Redo Bat	23,250	C					7/12/2018	Measured	DGM	D Mann
									3/17/2014	NEW CONDO	PC	PHIL C

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									3/17/2014	NEW CONDO	PC	PHIL C

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH													
Type: 99 - Condo Conv		Full Bath: 1	Rating: Average	A Bath:	Rating:																				
Sty Ht: 1 - 1 Story		3/4 Bath:	Rating:	A 3QBth:	Rating:																				
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:	A HBth:	Rating:																				
Foundation: 2 - Conc. Block		OthrFix:	Rating:	RESIDENTIAL GRID																					
Frame: 1 - Wood		OTHER FEATURES			1st Res Grid Desc: Line 1 # Units 1																				
Prime Wall: 1 - Wood Shingle		Kits: 1	Rating: Average	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O									
Sec Wall:	%	A Kits:	Rating:	Other																					
Roof Struct: 1 - Gable		Frl:	Rating:	Upper																					
Roof Cover: 1 - Asphalt Shgl		WSFlue:	Rating:	Lvl 2																					
Color: GREEN					Lvl 1																				
View / Desir: S20 - Size 20					Lower																				
GENERAL INFORMATION				CONDOS INFORMATION																					
Grade: C+ - Average (+)		Location:																							
Year Blt: 1923	Eff Yr Blt:	Total Units:																							
Alt LUC:	Alt %:	Floor:	1 - 1st Floor	REMODELING				RES BREAKDOWN																	
Jurisdict: G15	Fact: .	% Own:	45.000000000	Exterior:	No Unit	RMS	BRS	FL																	
Const Mod:		Name:		Interior:	1	5	2																		
Lump Sum Adj:		DEPRECIATION			Additions:																				
INTERIOR INFORMATION				Kitchen:																					
Avg Ht/FL: STD		Economic:	%	Baths:																					
Prim Int Wal 2 - Plaster		Special:	%	Plumbing:																					
Sec Int Wall:	%	Override:	%	Electric:																					
Partition: T - Typical					Heating:																				
Prim Floors: 3 - Hardwood					General:																				
Sec Floors:	%				Totals																				
Bsmnt Flr: 12 - Concrete					1	5	2																		
Subfloor:					CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL								
Bsmnt Gar:					Basic \$ / SQ:	305.00	Rate	Parcel ID	Typ	Date	Sale Price	Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten			
Electric: 3 - Typical					Size Adj.:	1.35000002						GLA	Gross Liv Ar	1,490	322.810	480,991									
Insulation: 2 - Typical					Const Adj.:	0.78400159																			
Int vs Ext: S					Adj \$ / SQ:	322.813																			
Heat Fuel: 2 - Gas					Other Features:	55000																			
Heat Type: 5 - Steam					Grade Factor:	1.10																			
# Heat Sys: 1					NBHD Inf:	1.29999995																			
% Heated: 100	% AC:				NBHD Mod:																				
Solar HW: NO	Central Vac: NO				LUC Factor:	1.00																			
% Com Wal	% Sprinkled				Adj Total:	766467																			
				Depreciation:	237605																				
				Depreciated Total:	528862																				
MOBILE HOME				Make:		Model:		Serial #:		Year:	Color:					IMAGE				AssessPro Patriot Properties, Inc					
SPEC FEATURES/YARD ITEMS				PARCEL ID 047.A-0006-0176.1																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value							
More: N	Total Yard Items:				Total Special Features:																				